
CITY OF KELOWNA

MEMORANDUM

Date: November 12, 2001
File No.: File #: 6480-30

To: City Manager

From: Planning and Development Services Department

Subject: Official Community Plan – Status Report / Process Update

Report prepared by: Gary L. Stephen

1.0 Recommendation

THAT the Planning and Development Services report of November 12, 2001 on the status of the OCP Review process be received for information.

2.0 Background

At the time of the last status report to Council on the Official Community Plan update (April 30, 2001) Council endorsed the staff recommendation to postpone the OCP Public Hearing until October, 2001. That postponement was necessary in order to complete required consultation on the Pandosy / Water / Richter Street one-way couplet system and to complete work on the new 20-Year Servicing Plan and Financing Strategy.

3.0 Discussion

The tentative October 16, 2001 date has come and gone and work is not yet complete on the consultation for the one-way couplet or the financing strategy. In order to facilitate discussion / consultation on the couplet, staff are hoping to commission consultant assistance to identify anticipated socio-economic impacts and update transportation projections. To minimize costs to the City, staff are seeking project funding assistance from the Real Estate Foundation of B.C. A decision on the City's application will not be forthcoming until December. It would likely take an additional 2 – 3 months to complete the studies and the associated consultation. Depending on the outcome of the consultations, there may be a need for changes to the transportation network, which would impact the 20-Year Servicing Plan and Financing Strategy. The new Local Government Act requires that all consultation be completed prior to first reading of a bylaw and that Council review the proposed bylaw in conjunction with the most recent financial plan prior to a public hearing. The earliest date for a public hearing on any portions of the OCP that would affect financing strategies would therefore be the summer of 2002.

The Future Land Use Map and Road Network Map are the only components of the OCP that could trigger changes to the 20-Year Servicing Plan and Financing Strategy. Rather than holding off on the OCP in its entirety, it is therefore proposed that the policy content of the draft OCP (those portions not affecting the financing strategy) be forwarded for Council's consideration as soon as possible. This can be done by bringing forward the policy content as a new bylaw to replace Bylaw 7600. The 20-Year Major Road Network Plan, the Future Land Use Chapter and Map, and the Financing Chapter would remain as they are in the current OCP but would be incorporated into the new bylaw (the original chapters and maps would need to be renumbered to fit with the new format). The policy timeframe would also remain at 1994 – 2013. This would allow the first set of OCP revisions to be adopted without changes to the 20-Year Servicing Plan and Financing Strategy.

The draft OCP material on the 20-year road network, future land uses and financing, as well as an expansion of the timeframe to 2020, would be brought forward at a later date when the related consultation and financial plan work has been completed.

A tentative schedule for the first series of amendments has been established as follows:

- Introduction of Bylaw to Council November 26 or December 3, 2001
- First Reading of Bylaw 8600 December 10 or December 17, 2001
- Referrals: Immediately following First Reading
 - Land Reserve Commission
 - Regional Board
- Public Hearing (Council Chambers) March 5, 2002

Land Reserve Commission and Regional Board activities will likely be on a reduced schedule through the Christmas holidays. January and February 2002 would give them two clear months in which to consider the proposed OCP and respond prior to the public hearing. Technically, the Regional Board has 120 days in which to consider our Regional Context Statement, however, City and Regional staff have been working together and a quick turnaround on Regional Board acceptance is anticipated.

Signe K. Bagh
Long Range Planning Manager

Approved for inclusion ☐

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Director of Planning and Development Services

GLS